116.0	0005	0005.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	661,800	/	661,800
USE VALUE:	661,800	/	661,800
ASSESSED:	661,800	/	661,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
84		WRIGHT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JOHNSON DAVID M
Owner 2:	
Owner 3:	
Street 1:	84 WRIGHT STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	STANLEY CHRISTIAN/ANDREA -
Owner 2:	-
Street 1:	84 WRIGHT STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,000 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1925, having primarily Aluminum Exterior and 1078 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8000.000	199,300	500	462,000	661,800
Total Card	0.184	199,300	500	462,000	661,800
Total Parcel	0.184	199,300	500	462,000	661,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 613.91 | /Parcel: 613.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 74680
GIS Ref:
GIS Ref:
Insp Date: 10/12/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 116.0-0005-0005.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	199,300	500	8,000.	462,000	661,800	661,800	Year End Roll	12/18/2019
2019	101	FV	189,300	500	8,000.	455,400	645,200	645,200	Year End Roll	1/3/2019
2018	101	FV	189,300	500	8,000.	349,800	539,600	539,600	Year End Roll	12/20/2017
2017	101	FV	189,300	500	8,000.	330,000	519,800	519,800	Year End Roll	1/3/2017
2016	101	FV	189,300	500	8,000.	303,600	493,400	493,400	Year End	1/4/2016
2015	101	FV	168,100	500	8,000.	283,800	452,400	452,400	Year End Roll	12/11/2014
2014	101	FV	168,100	500	8,000.	261,400	430,000	430,000	Year End Roll	12/16/2013
2013	101	FV	168,100	500	8,000.	261,400	430,000	430,000		12/13/2012

!9029!

PRINT

Date	Time
12/10/20	23:33:04

LAST REV

Date	Time
10/12/17	14:33:02
danam	
9029	

USER DEFINED

Prior Id # 1:	74680
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STANLEY CHRISTI	51563-220		8/12/2008		405,000	No	No		
SULLIVAN JAMES	46358-91		10/27/2005		425,000	No	No		
HAXTON BERNICE	22039-580		5/15/1992		125,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/13/2017	47	Heat App		C				
8/3/2016	1076	Addition	280,700	O				rear add-Kitch bat
1/23/2003	42	Re-Roof	3,600	C				
11/25/2002	983	Add Bath	40,000	C				
9/29/1995	571	Manual	1,000	C				STOVE

ACTIVITY INFORMATION

Date	Result	By	Name
10/12/2017	Meas/Inspect	DGM	D Mann
8/30/2017	Measured	DGM	D Mann
8/30/2017	Permit Visit	DGM	D Mann
7/10/2017	Permit Visit	DGM	D Mann
3/23/2009	Measured	197	PATRIOT
4/11/2000	Inspected	264	PATRIOT
2/10/2000	Measured	263	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8000		Sq. Ft.	Site		0	70.	0.83	6									462,000						462,000	

Total AC/HA: 0.18365 | Total SF/SM: 8000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 462,000 | Spl Credit | Total: 462,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	90.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	121.488
Other Features:	84300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	244847
Depreciation:	45542
Depreciated Total:	199306

COMMENTS

SINK BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	4	BRs:	2	Baths:	1	HB	

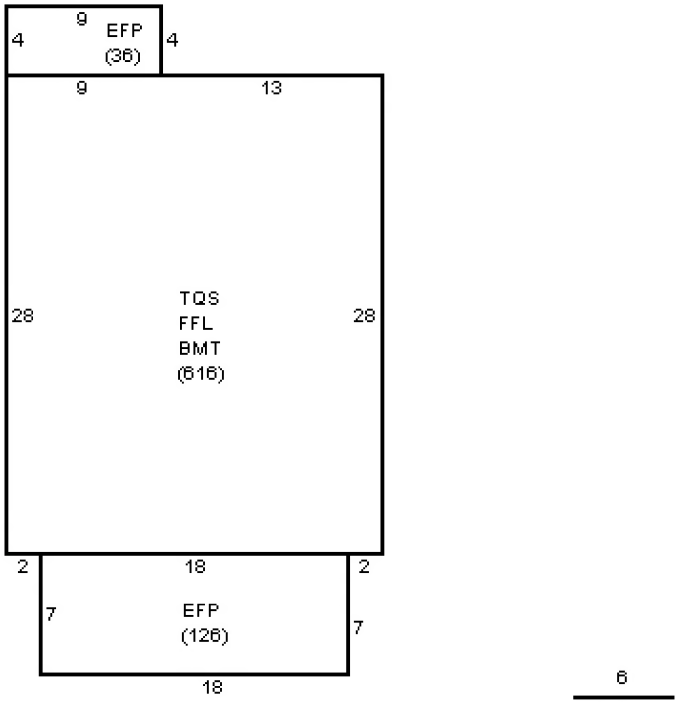
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	
Totals			
1	4	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	121.49
Special Features:	0	Val/Su Net:	107.38
Final Total:	199300	Val/Su SzAd	184.88

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	616	36.450	22,451
FFL	First Floor	616	121.490	74,837
TQS	3/4 Story	462	121.490	56,127
EFP	Enclos Porch	162	44.030	7,132

Net Sketched Area:	1,856			Total:	160,547
Size Ad	1078	Gross Are	2010	FinArea	1078

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

116.0-0005-0005.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X14	A	AV	1980	4.93	T	31.2	101			500			500
2	Frame Shed	D	Y	1	48	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500